

## ARTICLE 19

### SIDE YARDS

;SECTION 19-1. **Side Yard Requirements.** Except as otherwise provided in this Article, where a minimum width of side yard is specified in this code, so much of every lot within the district, and devoted to the use, specified, as lies between the lot line on one side of such lot and a line inside the lot parallel to, and such minimum width from, such lot line, and also so much of every such lot as lies between the lot line on the other side of such lot and a line inside the lot parallel to, and such minimum width from, such lot line, are hereby required as side yards within which no planting other than shade trees shall be maintained more than six feet above the average natural grade in such yard and within which no structure shall be erected except: (a) fences and walls not over six feet in height above said average natural grade in such side yard, (b) steps, terraces, open porches without roofs and the like, if not extending more than three feet above the floor of the first story, (c) porches not over half the length of the side wall, ground story bays and open iron fire escapes, if not coming within three feet of any side lot line and not extending more than three and one half feet into the side yard, (d) other fire escapes, bays, balconies, chimneys and flues, if not coming within three feet of any side lot line and not extending into the side yard more than one third of the width of such yard nor more than three and one third feet in any event, (e) belt courses, leaders, sills, pilasters, lintels and ornamental features, if not coming within three feet of any side lot and not extending more than one foot into the side yard, and (f) cornices and gutters, if not coming within three feet of any side lot line and not extending more than two feet into the side yard.

(;As amended on April 27, 1990)

SECTION 19-2. **Side Yards with Driveways.** Except in S and R districts, no side yard in which there is a driveway providing access to off-street parking, or off-street loading, facilities required by this code shall be less than ten feet in width.

SECTION 19-3. **Accessory Garages and Other Accessory Buildings.** In a S, R or H district, an accessory building may extend into a side yard but not for more than one third of the width of such side yard, except that no part of any such building nearer to the front street line than seventy-five feet or, if that be less, three fourths of the depth of the lot, shall extend into any side yard.

*(Illustrated in Appendix 2)*

;SECTION 19-4. **Side Yards in H Districts.** Except as otherwise provided in Section 19-6, no side yard is required in an H district between the front yard

required by this code and a line parallel thereto and seventy feet in the rear thereof; nor is any side yard required in an H district along any part of a side lot line on which a building on the adjoining lot abuts between the rear yard required by this code and said line seventy feet in the rear of the front yard so required. When a side yard is required in an H district, in no event need such yard be wider than twenty feet.

(; As amended on April 14, 1967)

**;SECTION 19-5. Side Yards in L, B, M, I, MER, W, WM, and WS Districts.** In L, B, M, I, MER, W, WM, and WS districts, no side yard is required except in the case of (a) a lot used for dwelling purposes, which shall have side yards as prescribed by Section 13-4, and (b) a lot with a side lot line abutting a S, R or H district, which shall have side yards as if it were in such abutting district. See also Section 22-2A.

(;As amended on February 14, 1979, August 30, 1988, and April 27, 1990)

**SECTION 19-6. Special Provisions for Corner Lots.**

- (a) The front yard and front setback requirements of this code, and not the side yard requirements of this Article, shall apply to that part of a side lot line which is also a street line extending more than one hundred feet from the intersection of such line with another street.
- ;(b) In any H district with the exception of an H-3-65 district, the width of the side yard along a side lot line of a lot which is also a street line shall be one half the front yard depth required by this code for the lot; and in all other districts, except B-3-65, B-6-90a, B-8-120a, and B-8-120b districts or unless no side yard is required, such width shall be one fifth of the width of the lot measured at the front yard line but not less than the side yard width specified for the lot in Table B of Section 13-1, except that such width need not be greater than the front yard depth required by this code for the lot; provided, however, that if in any district a side lot line of a lot is also a street line and the rear lot line of such lot is the side lot line of a lot fronting on such street, the front yard requirements of this code applicable to such adjoining lot shall apply along so much of the side lot line of the lot as lies within thirty feet of the side lot line of the adjoining lot.

(;As amended on July 9, 1973, September 27, 1973, October 31, 1980, and April 2, 1987)

*(Illustrated in Appendix 2)*

- ; (c) In H-3-65, B-3-65, B-6-90a, B-8-120a, and B-8-120b districts, regardless of the orientation of a building on a corner lot the minimum depth of yards abutting the east-west streets is 20 feet and no yards are required on north-south streets.

(;As inserted on July 9, 1973, and amended on September 27, 1973, October 31, 1980, and April 2, 1987)

**SECTION 19-7. Side Wall of Building Not Parallel to Side Lot Line.** If the side wall of a building is not parallel to the side lot line nearest to it, but the average distance between such wall and such lot line is no less than the minimum side yard width otherwise required by this Article, and the distance between such wall and such lot line is at no point less, in the case of a side lot line which is not also a street line, than three-fourths of the minimum side yard width so otherwise required, and in the case of a side lot line which is also a street line, than one-half of the minimum side yard width so otherwise required, the requirements of this Article shall be deemed to be met.

*(Illustrated in Appendix 2)*

**SECTION 19-8. Side Yards of Certain Narrow Lots.** For each full foot by which a lot existing at the time this code takes effect is narrower than the minimum lot width specified for such lot in this code or, if no minimum lot width is so specified, than fifty feet, one and one half inches shall be deducted from the width otherwise required by this Article for each side yard thereof; provided that in no event shall either side yard of any such lot in a S, R or H district be less than eight feet wide, or in any other district less than six feet wide.

(;As amended on April 27, 1990)

*(Illustrated in Appendix 2)*